

ELK GROVE CSD FIRE DEPARTMENT

STANDARD OPERATING PROCEDURES

SECTION TITLE:	SECTION NO:	415.301
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FIRE PREVENTION	APPROVED:
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STANDARD TITLE:	EFFECTIVE:	09/25/02
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RESIDENTIAL MODEL HOMES (NON- PRODUCTION) ACCESS AND WATER ACCESS	REVISED/REVIEWED:
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OBJECTIVE:

To provide for public safety while constructing model homes within the community of Elk Grove.

PROCEDURE:

All combustible construction (under construction) in the Elk Grove Community Services District Fire Department boundaries shall be provided with paved (all weather) access roads to within 150 feet of the furthest point of any building. In addition, water supply capable of supporting adequate fire flow and fire hydrants shall be provided prior to any combustible construction or storage.

Exceptions:

1. Up to three (3) model homes or a total of 10,800 sq. ft. of construction can be built when a minimum of 500 ft. to any combustible construction or exposure is provided.
2. Four to six homes or a total of 21,600 sq. ft. of construction can be built when a minimum of 1,000 ft. to any combustible construction or exposure is provided is provided.
3. Seven to nine homes or a total of 32,400 sq. ft. of construction can be built when a minimum of 1,500 ft. to any combustible construction or exposure is provided.

Notes:

- a. Multiple groups of model homes owned by the same developer/builder shall conform to the above for each set of model homes except for internal exposure distance to each group.
- b. If any portion of a model home is in excess of 300 ft. from the public way an all weather (paved) access road is required. Minimum 16' wide, 2" asphalt over 4" road base compacted to 95% with a turn around hammerhead (see graphical example). Model homes closer than 300 ft. from any portion to the public way shall be provided with a minimum of a 16' wide, 4" deep gravel road compacted to 95%.
- c. Temporary street signs shall be installed.

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d. Building addresses shall be posted.

Submittals for approval of these exceptions shall include the following:

1. A photograph of the street sign(s).
2. A notarized Letter of Liability Release for the Elk Grove CSD Fire Department and Elk Grove CSD signed by senior officer (vice-president or above) of the development corporation/company.
3. A soils test report from a licensed soils engineer for compaction of temporary roadways.
4. Scaled site plan showing the location of model lots and the distance to exposures. In addition, access road, including temporary roads, shall be shown and the type of surface (paved or gravel) shall be indicated.
5. Fees at the current approved rate for site plan review.

All requests outside the scope of this S.O.P. shall be submitted as a Uniform Fire Code appeal as follows:

1. All appeal requests shall be prepared in writing by the applicant with sufficient detail to allow staff to perform an in-depth analysis and review of the situation. In many cases a diagram or plot plan will be necessary to fully explain the situation. All such appeals shall be reviewed and approved or denied by the Fire Chief.
2. In all cases, the most recently approved appeals fee shall be charged per Elk Grove CSD Ordinance No. 7. The current rate is \$79.00/hour (4-hour minimum) for administrative office staff review and \$64.00/hour for non-administrative staff review. (Through 7/01/03)
3. In general, alternatives or mitigation measures such as temporary water tanks, separation by distance, fire sprinklers, etc., may be required to offset the relaxing of a code or standard in response only to a legitimate hardship that is unavoidable and is not the fault of the applicant.
4. The proposed alternative shall not place exposures or life at a significant risk.

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5. All weather (paved) fire department access roads shall be provided to within 150 ft. of the furthest point of all combustible construction or lumber storage prior to the start of construction.
6. When the request for appeal requires a temporary situation, (e.g., a temporary variance) the specific dates of starting and finishing the temporary condition shall be documented in writing.

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(PROPERTY UNDERDEVELOPMENT)

86'

R/W

31'

26'

60'

35'

25'

R13' (TYP)

3'

6"

EXISTING IMPROVEMENTS (TYPICAL DIMENSIONS)

R5'

16'

EXISTING PAVEMENT

A

A STANDARD 24" x 24" CODE W31 (END) SIGN AND A STANDARD 18" x 18" RED TYPE N MARKER SHALL BE INSTALLED AT THE END OF THE HAMMER-HEAD (SEE SECTION 4-24).

NOTE: MINIMUM CONSTRUCTION OF 4" A.B. AND 2" A.C. UNLESS OTHERWISE SPECIFIED

ELK GROVE COMMUNITY SERVICES DISTRICT FIRE DEPARTMENT		
RESIDENTIAL HAMMER-HEAD DESIGN SPECIFICATION		
FOR MODEL HOME CONSTRUCTION AND ALL SINGLE FAMILY DWELLING PRIVATE DRIVEWAYS		
DRAWN BY: NO	FIRE MARSHAL SIGNATURE:	REV 1
SCALE: NONE	DATE: 09/15/2002	